



## Request for City Council Committee Action from the Department of Community Planning & Economic Development

**Date:** December 9, 2013

**To:** Council Member Gary Schiff, Chair of Zoning and Planning Committee

**Referral to:** Zoning and Planning Committee

**Subject:** Referral from the December 2, 2013 City Planning Commission Meeting

**Recommendation:** See report from the City Planning Commission

**Prepared by:** Lisa Kusz, Planning Commission Committee Clerk (612-673-3710)

**Approved by:** Jason Wittenberg, Manager, CPED – Land Use, Design and Preservation

**Presenter in Committee:**

4. 1936 Fremont Ave S, BZZ-6277, Ward: 7, Janelle Widmeier, Sr Planner, 612-673-3156

### Community Impact (use any categories that apply)

Other: See staff report(s) from the City Planning Commission

### Background/Supporting Information Attached

The attached report summarizes the actions taken at the City Planning Commission meeting held on December 2, 2013. The findings and recommendations are respectfully submitted for the consideration of your Committee.

### REPORT of the CITY PLANNING COMMISSION of the City of Minneapolis

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The Minneapolis City Planning Commission, at its meeting on December 2, 2013 took action to **submit the attached comment** on the following:

**4. 1936 Fremont Ave S (BZZ-6277, Ward: 7), 1936 Fremont Ave S ([Janelle Widmeier](#)). This item was continued from the November 12, 2013 meeting.**

**A. Rezoning:** Application by Shree Investments LLC to rezone the property located at 1936 Fremont Ave S from the R2B Two-family District to the R3 Multiple-family District to legalize a third dwelling unit.

**Action:** Notwithstanding staff recommendation, the City Planning Commission recommended that the City Council **approve** the rezoning petition to change the zoning classification of the property located at 1936 Fremont Ave S from the R2B Two-family District to the R3 Multiple-family District in order to allow for the conversion of an existing duplex into a triplex, based on the following findings:

1. Parking issues are not unique to this area and the parking area on the site can accommodate up to 4 parking spaces. Further, more density supports public transit.
2. The rezoning would result in smaller units on the property, which increases the affordability and diversity of the City's housing stock.

3. There is R4 zoning across the street and triplexes on both sides of this property; therefore the proposed zoning is compatible with surrounding uses and zoning.
4. By expanding the housing stock in a way that recognizes housing that has already existed on the site, the amendment is in the public interest and is not solely for the interest of a single property owner.

**Aye:** Brown, Cohen, Gagnon, Huynh, Kronzer, Schiff, Slack and Wielinski

**Abstain:** Luepke-Pier